



3, John Street

| Market Rasen | LN8 3BN

£150,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.  
Agricultural & Fine Art Auctioneers.

# 3

John Street |

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£150,000

Modern Semi Detached House with Two Parking Spaces situated in the Town Centre. Step out of your front door and take a stroll to benefit from all the local facilities on your doorstep, such as the Co-Op Food Store, Post Office, Independent Shops, Pubs, restaurants and Food Outlets plus Market Rasen Station and Tesco Supermarket. There is also good Primary and Secondary Schooling in the area and Doctors Surgery.

The sealed unit double glazed accommodation comprises: Entrance Porch, Hall, 'L' Shaped Lounge/Dining Room, Kitchen, Two Double Bedrooms plus a Study or Occasional Third Bedroom/Nursery and a Bathroom. Outside there is a Small Block Paved Frontage and access to the matching Driveway with Parking for Two cars and a Rear Garden. This home is offered For Sale with No Chain.

- Town Centre Location
- Semi Detached Home
- Railway Station Nearby
- Two/Three Bedrooms
- Parking for Two Cars
- Close to all Amenities
- Good Sized Lounge/Diner
- No Chain

### Entrance Porch

Approached via half panelled and half multi pane glazed entrance door. Quarry tiled floor. Radiator. Matching inner door to:-

### Hall

Stairs to First Floor. Double radiator. White panel effect door to:-

### 'L' Shaped Lounge/Dining Room

14'11 x 13'1 plus 8'10 x 7'9 (4.55m x 3.99m plus 2.69m x 2.36m)  
Windows to front and rear. Two radiators. Under stairs cupboard.  
White panel effect door to:-





### Kitchen

8'3 x 7'8 (2.51m x 2.34m)

Fitted wall and base units. Granite effect roll top work-surface with inset one and a half bowl single drainer sink top. Built-in electric oven, stainless steel gas hob and concealed extractor hood. Tiled splashbacks. Window to rear. Double radiator. Half panelled and half multi pane glazed door to rear garden.

### Landing

White panel effect doors off and to airing cupboard with radiator.

### Bedroom One

9'6 x 13'3 (2.90m x 4.04m)

Window to front. Radiator. Built-in wardrobe.

### Bedroom Two

8'5 x 10'8 (2.57m x 3.25m)

Window to rear. Radiator.

### Study/Nursery/Occasional Bedroom Three

7'8 x 5'2 (2.34m x 1.57m)

Window to side. Radiator.



### Bathroom

White suite of panelled bath having shower and screen over. Low Level W.C. Pedestal wash basin. Radiator. Tiling to water sensitive areas. Window to rear.

### Small Block Paved Frontage

### Block Paved Driveway

Space for Two Cars.

### Rear Garden

Gated pedestrian access and double opening gated vehicle access from the driveway. Paved patio. Garden shed. Cold water tap.

### Additional Information

Tenure: Freehold

Services: All mains services are connected

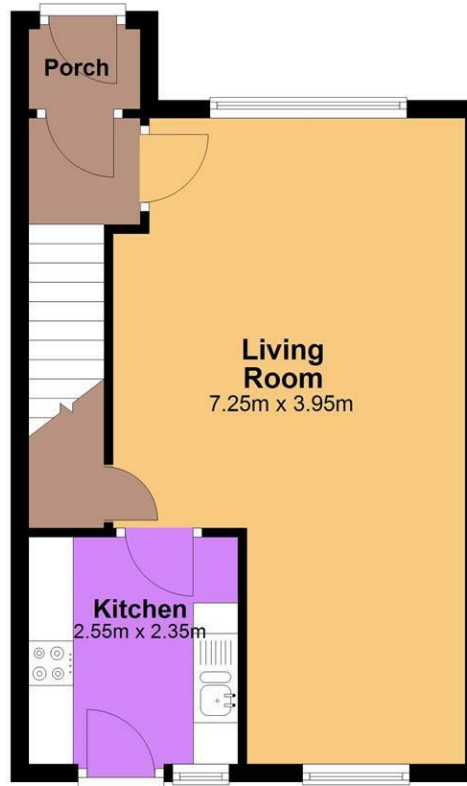
Council Tax Band: A - West Lindsey

Energy Rating: D



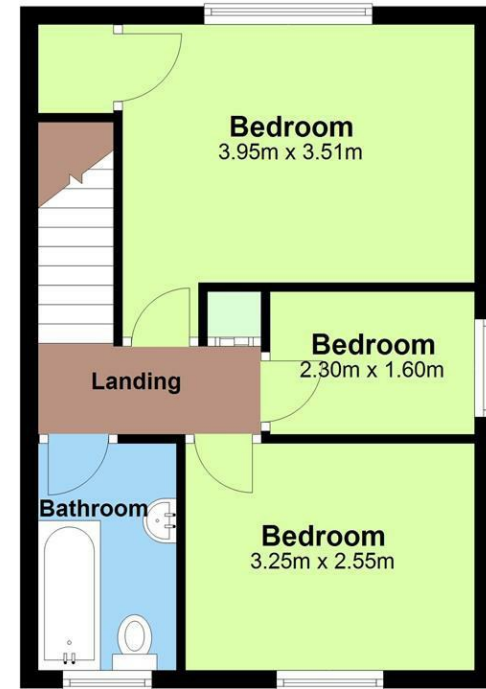
### Ground Floor

Approx. 36.8 sq. metres



### First Floor

Approx. 35.5 sq. metres



Total area: approx. 72.3 sq. metres

Floor Plan is for illustration purposes only: Measurements are to be used as a guide only. Created by Robin Mapleston (info@epcforproperty.net) Plan produced using PlanUp.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Perkins George Mawer & Co**  
 Corn Exchange Chambers  
 Queen Street  
 Market Rasen  
 Lincolnshire  
 LN8 3EH

01673 843011  
 info@perkinsgeorgemawer.co.uk  
 www.perkinsgeorgemawer.co.uk

Agents Note:  
 Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.